



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

## STAFF REPORT

**June 5, 2014**

**REQUEST:** Revised Final Design Approval/ Inner Harbor Parcel D PUD #130 – Four Seasons Condos

**RECOMMENDATION:** Approval

**STAFF:** Anthony Cataldo

**PETITIONER:** Harbor East Development

**OWNER:** Same

### HISTORY

- Ordinance 1188, approved November 19, 1971, established the Inner Harbor East Urban Renewal Plan.
- On February 21, 2002, 730 Albemarle Street, 700, 800, 801 and 901 Aliceanna Streets and the rights-of-way for Albemarle and Exeter Streets were consolidated and re-subdivided into Parcels B, D and P of Inner Harbor East.
- Ordinance 614, approved October 28, 2003, amended the Inner Harbor East Urban Renewal Plan for the fourteenth time.
- On October 20, 2005 the Planning Commission recommended approval of City Council Bill #05-0228. This legislation proposes PUD designation for the Inner Harbor East - Parcel "D" property. Additionally, on October 20, 2005, the Planning Commission approved the applicant's street closing request for Lancaster Street from Aliceanna to President Streets.
- On December 15, 2005, the Planning Commission gave Final Design Approval for Inner Harbor East Parcel "D" PUD (Four Seasons)
- Ordinance 07-470, approved June 13, 2007, was the fifteenth amendment to the Inner Harbor East Urban Renewal Plan and was specifically for this project.
- Ordinance 07-482, approved June 19, 2007, Amendment 1 for the Harbor East Parcel "D" PUD.
- On January 17, 2008, the Planning Commission approved the Final Design for the Four Seasons and Legg Mason Buildings.

- On January 17, 2013, the Planning Commission approved the Revised Final Design for the Under Armour Store plaza and overall signage plan.

## **CONFORMITY TO PLANS**

This project conforms to the requirements of the Inner Harbor East Urban Renewal Plan and the Harbor East Parcel “D” PUD. It also conforms to the Comprehensive Plan’s Live Section, Goal #1: Build Human and Social Capital by Strengthening Neighborhoods; Goal #2: Elevate the Design and Quality of the City’s Built Environment.

## **SITE/GENERAL AREA**

Site Conditions: The site is approximately 3.27 acres and zoned B-2-4. Parcel “D” was the last parcel in the original area of the Inner Harbor East development to be built upon. The property is south of the Waterfront Marriott on parcel “A”, parcel “H”, which is predominantly office with a parking garage and a retail base is to the immediate north. Parcel “P”, which includes condominiums and rental apartments, and Parcel “B”, which will include a combination of offices, residences and retail anchored by a multiplex art cinema are to the north and east of Parcel “D”.

General Area: The parcel is located in the Harbor East area, a new neighborhood along the water front south of Little Italy and west of Fells Point. Harbor East is nearing completion as a master planned community notable for high-rise uses such as hotels, office buildings and multifamily housing, all with significant ground floor retail uses. The area is designed to take advantage of nearby amenities, especially the availability of entertainment, shopping and dining as well as the close proximity to downtown, Fells Point and marina services.

## **ANALYSIS**

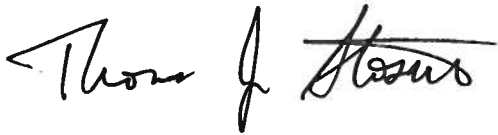
The Four Seasons building was originally approved to contain 250 hotel rooms and 130 condominium units above. The combined podium was built to provide approximately 1200 parking spaces, related hotel functions, and 65,000 square feet of retail space. Since its design approval in 2008, the housing market and financing ‘world’ has changed. The market demand for condos has been affected and, as such, the applicant would like to pursue a reduced number of condominiums to be constructed atop the existing Four Seasons podium and hotel.

The current proposal is for approximately 64 new condominium units to be constructed within the existing three levels of shell space and eight new levels to be built. The current building sits at 20 stories and will now cap at 28 levels (with an option to build to 30 levels with market demand) with penthouse mechanical and new amenity space at the upper most level. This represents an overall reduction in mass and square footage from the previously approved 45 level building.

The proposed architecture is in keeping with the existing glass system and massing. The reduction in height allowed for some modifications to the units allowing some additional ‘carving’ of the massing to provide more outdoor terrace and balcony space. The overall design, although shorter than originally conceived, still maintains a strong connection to the adjacent Legg Mason building as per the original concept and approval. The addition of new

amenity space for the condo residents at the top of the building will provide additional interest to Baltimore's evening skyline, an improvement from the previously approved scheme. The design received UDARP's recommendation for approval on April 24, 2014. The revised design requires no changes to the site plan, or development plan, and is in conformance with the approved PUD.

Staff Notification: Prior to this hearing staff notified the Southeast Community Development Corporation, Little Italy Community Organization, Waterfront Coalition, Downtown Partnership of Baltimore, Waterfront Partnership of Baltimore, Inc., Baltimore Development Corporation, and the Baltimore City Council representatives.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with a horizontal line extending from the end.

**Thomas J. Stosur**  
**Director**